

80-26 A  
213

Joseph W. & Peggy Jordan, legal owner... of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1802.35 (211.3 & 301.1) to permit a side yard setback for an open carport of 10' instead of the required 3' (Pr. 5.5).


MAP: 2P  
new 5-6  
ELECTION  
DATE: 2  
D L: 4-16-79  
TYPE  
V  
BY: 4/12  
FINAL: 10-3-79  
BY: 2-2

80-26-17  
213

*Jay M. Jordan*  
*Mrs. Peggy Jordan*  
 Legal Own.  
 Address 3212 Hippie Road

ORDER RECEIVED FOR FILING

Subject matter of this petition be advertised, a  
n two newspapers of general circulation through  
that the public hearing be had before the Zoning  
County Office Building in Towson, Baltimore  
August 7, 1978, at 10:00 o'clock

  
Zoning Commissioner of Baltimore County

(over)

## JDS:JGH:rw

## EVALUATION COMMENTS

John W. Hessian, III  
John W. Hessian, III

Beginning at a point on the North West side of Ripple Rd. approx. 59.68' South West of Allmont Hd. and being known and designated as Lot 9, Block A, located in the "Second Addition to Ripplewood and a Resubdivision of part of section 1, Ripplewood". The above is recorded among the Land Records of Baltimore County in Plat Book R.R.G. 30-59. The location survey is also known as 3212 Ripple Rd., 2nd. Dist. Baltimore C. . Md. The lot area of this survey is 7,188 sq. ft.

cc: John W. Hessian, III, Esquire  
People's Counsel

Enclosures

Reviewed by: Nicholas B. Commodari  
Nicholas B. Commodari  
Chairman, Zoning Plans  
Advisory Committee

NOV 06 1979



ORDER RECEIVED FOR FILING

DATE August 29, 1979  
BY [Signature]  
ADMINISTRATIVE ASSISTANT

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner(s), the Variance(s) should be had; and it further appears that the granting of the Variance requested will not adversely affect the health, safety, and general welfare of the community, and, therefore, the Variance should be granted.

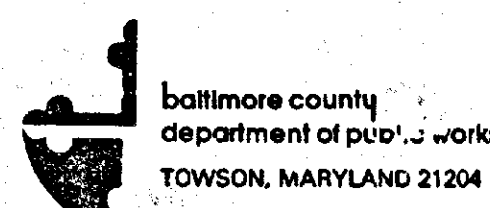
IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 20th day of August, 1979, that the herein Petition for Variance to permit a side yard setback of one foot for an open carport in lieu of the required six feet should be and the same is GRANTED, from and after the date of this Order, subject to the approval of a site plan by the Department of Public Works and the Office of Planning and Zoning.

[Signature]  
Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of failure to show practical difficulty and/or unreasonable hardship, the Variance(s) should not be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, that the herein Petition for the Variance(s) to permit \_\_\_\_\_

\_\_\_\_\_  
Zoning Commissioner of Baltimore County



baltimore county  
department of public works  
TOWSON, MARYLAND 21204

THORNTON M. MOURING, P.E.  
DIRECTOR

June 12, 1979

Mr. William E. Hammond  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Re: Item #213 (1978-1979)  
Property Owner: Joseph M. & Peggy Jordan  
N/WS Ripple Rd. 59.68' S/W Allmont Rd.  
Existing Zoning: DR 5.5  
Proposed Zoning: Variance to permit a side setback of 1' in lieu of the required 6' for an open carport.  
Acres: 0.165 District: 2nd

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

Baltimore County highway and utility improvements are not directly involved and are as secured by Public Works Agreement #26421, executed in conjunction with the Development of Ripplewood, of which this property is Lot 9, Block A of the plat "Second Addition to Ripplewood" and a Resubdivision of Part of Section 1 "Ripplewood", recorded R.R.G. 30, Folio 59.

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

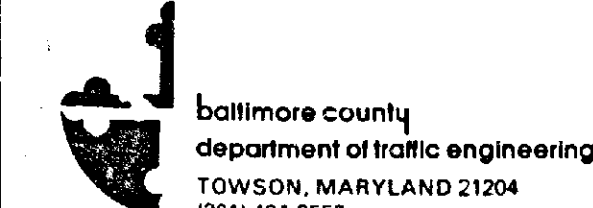
Very truly yours,

[Signature]  
ELLSWORTH N. DIVER, P.E.  
Chief, Bureau of Engineering

END:EAM:FWK:SS

cc: J. Wimbley

L-NS Key Sheet  
18 NW 27 Pos. Sheet  
NW 5 G Topo  
87 Tax Map



baltimore county  
department of traffic engineering  
TOWSON, MARYLAND 21204  
(301) 494-3550

STEPHEN E. COLLINS  
DIRECTOR

July 5, 1979

Mr. William Hammond  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

This department has no comments about item numbers 213, 218, 219, 221, 222, and 223.

Very truly yours,

[Signature]  
Michael S. Flanigan  
Engineer Associate II

MSF/mjm



baltimore county  
office of planning and zoning  
TOWSON, MARYLAND 21204  
(301) 494-3111

John D. Seyffert  
DIRECTOR

July 12, 1979

Mr. William Hammond, Zoning Commissioner  
Zoning Advisory Committee  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #213, Zoning Advisory Committee Meeting, April 24, 1979, are as follows:

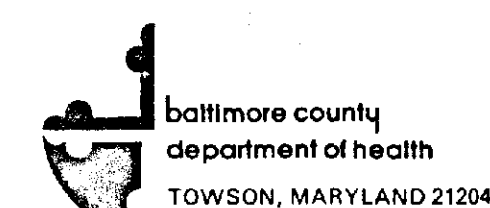
Property Owner: Joseph M & Peggy Jordan  
Location: NW/S Ripple Road 59.68' SW Allmont Road  
Existing Zoning: D.R.5.5  
Proposed Zoning: Variance to permit a side setback of 1' in lieu of the required 6' for an open carport.  
Acres: 0.165  
District: 2nd

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This plan has been reviewed and there are no site-planning factors requiring comment.

Very truly yours,

[Signature]  
John L. Wimbley  
Planner III  
Current Planning and Development



baltimore county  
department of health  
TOWSON, MARYLAND 21204

DONALD J. ROOP, M.D., M.P.H.  
DEPUTY STATE AND COUNTY HEALTH OFFICER

June 21, 1979

Mr. William E. Hammond, Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item # 213, Zoning Advisory Committee meeting of April 24, 1979, are as follows:

Property Owner : Joseph M. & Peggy Jordan  
Location : NW/S Ripple Rd. 59.68' SW Allmont Rd.  
Existing Zoning : D.R. 5.5  
Proposed Zoning : Variance to permit a side setback of 1' in lieu of the required 6' for an open carport.  
Acres : 0.165  
District : 2

Metropolitan water and sewer exist, therefore the proposed open carport should not pose any health hazards.

Very truly yours,

[Signature]  
Ian J. Forrest  
Director  
BUREAU OF ENVIRONMENTAL SERVICES

LJF/JRP:phs



baltimore county  
department of permits and licenses  
TOWSON, MARYLAND 21204  
(301) 494-7310

Paul H. Reincke  
CHIEF

May 21, 1979

Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

Attention: N. Commodari, Chairman  
Zoning Advisory Committee

Re: Property Owner: Joseph M. & Peggy Jordan

Location: NW/S Ripple Rd. 59.68' SW Allmont Rd.

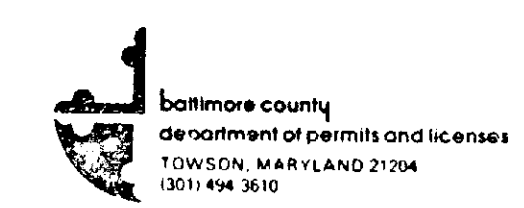
Item No. 213 Zoning Agenda Meeting of 4/24/79

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

- ( ) 1. Fire hydrants for the referenced property are required and shall be located at intervals of \_\_\_\_\_ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- ( ) 2. A second means of vehicle access is required for the site.
- ( ) 3. The vehicle load and condition shown at \_\_\_\_\_ EXCEEDS the maximum allowed by the Fire Department.
- ( ) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- (x) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.
- ( ) 6. Site plans are approved as drawn.
- ( ) 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: [Signature] Noted and Approved: [Signature]  
Planning Group: Special Inspection Division Fire Prevention Bureau



baltimore county  
department of permits and licenses  
TOWSON, MARYLAND 21204  
(301) 494-7310

JOHN D. SEYFFERT  
DIRECTOR

April 24, 1979

Mr. S. Eric DiNenna, Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

Dear Mr. DiNenna:

Comments on Item # 213 Zoning Advisory Committee Meeting, April 24, 1979 are as follows:

Property Owner: Joseph M & Peggy Jordan  
Location: NWS Ripple Road 59.68' SW Allmont Road  
Existing Zoning: D.R. 5.5  
Proposed Zoning: Variance to permit a side setback of 1' in lieu of the required 6' for an open carport.

Acres: 0.165  
District: 2nd

The items checked below are applicable:

- X A. Structure shall conform to Baltimore County Building Code (B.C.C.A.) 1970 Edition and the 1971 Supplement, State of Maryland Code for the handicapped and aged and other applicable codes.
- X B. A building permit shall be required before construction can begin.
- C. Additional \_\_\_\_\_ Permits shall be required.
- D. Building shall be upgraded to new use - requires alteration permit.
- E. Three sets of construction drawings will be required to file an application for a building permit.
- F. Three sets of construction drawings with a registered Maryland Architect or Engineer's original seal will be required to file an application for a building permit.
- X G. No frame walls are not permitted within 3'0" of a property line. Contact Building Department if distance is between 3'0" and 6'0".
- X H. Requested setback variance conflicts with the Baltimore County Building Code. See Section 205.1. Plan does not indicate if proposed structure is wood which is restricted or if it is metal which would be acceptable.
- I. No Comment.
- J. Comments:

Very truly yours,

[Signature]  
Charles E. Burnham  
Plans Review Chief

CEB:rrj

# BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: April 23, 1979

Mr. S. Eric DiNenna  
Zoning Commissioner  
Baltimore County Office Building  
Towson, Maryland 21204

Z.A.C. Meeting of: April 24, 1979

RE: Item No: 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223  
Property Owner:  
Location:  
Present Zoning:  
Proposed Zoning:

District:  
No. Acres:

Dear Mr. DiNenna:

All of the above have no bearing on student population.

Very truly yours,

[Signature]  
W. Nick Petrowich,  
Field Representative

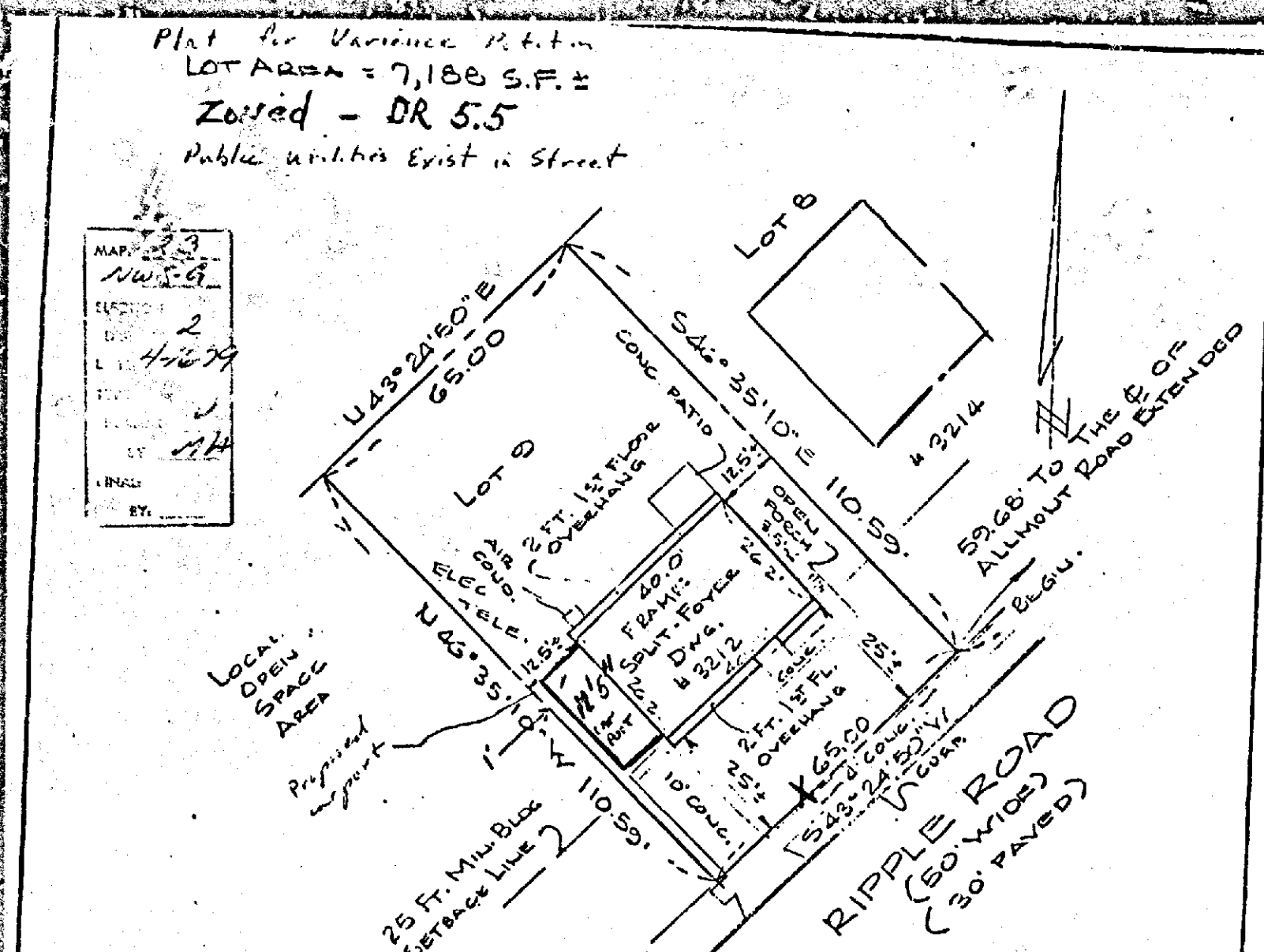
JOSEPH M. MCGOWAN, PRESIDENT  
T. SAYARD WILLIAMS, JR., VICE-PRESIDENT  
MARCUS M. BOTSARIS

THOMAS M. ROYER  
MRS. LORRAINE F. CHIRCUR  
ROGER B. HAYDEN

ROBERT V. CUREL, SUPERINTENDENT

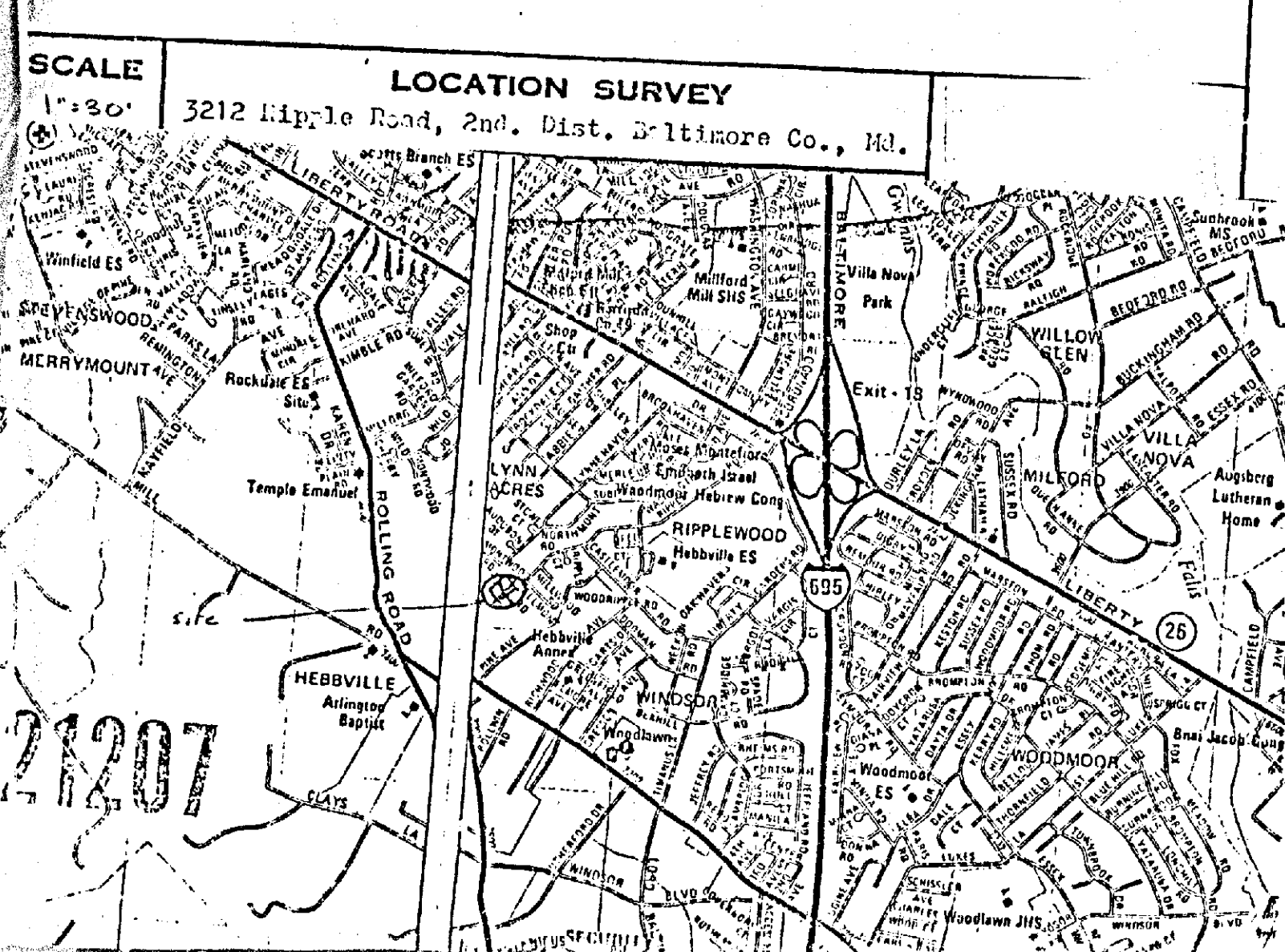
ALVIN LORECK  
MRS. MILTON A. SMITH, JR.  
RICHARD W. TRACEY, D.V.M.





Petition for Variance

Note: Being known and designated as Lot 9, Block A, as shown on the Plat entitled "Second Addition to Ripplewood and a Resubdivision of Part of Section 1, R. 1, Towson", which Plat is recorded among the Land Records of Baltimore County in Plat Book R.R.G. 30-99.



BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building  
 111 W. Chesapeake Avenue  
 Towson, Maryland 21204

Your Petition has been received \* this 27 day of March 1977. Filing Fee \$20 Received Check Cash Other

S. Eric DiNenna  
 S. Eric DiNenna,  
 Zoning Commissioner

Petitioner Joseph & Peggy Jordan Submitted by Joseph Jordan  
 Petitioner's Attorney Reviewed by SDS

\* This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

**LEGALS**

**CERTIFICATE OF PUBLICATION**  
 A0377

Pikesville, Md., July 12, 1979

THIS IS TO CERTIFY, that the annexed advertisement was published in the NORTHWEST STAR, a weekly newspaper published in Pikesville, Baltimore County, Maryland before the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_

the first publication appearing on the \_\_\_\_\_ 12th day of July, 1979

the second publication appearing on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_

the third publication appearing on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_

THE NORTHWEST STAR

Joseph Black  
 Manager

Cost of advertisement, 19.60

**CERTIFICATE OF POSTING**  
 ZONING DEPARTMENT OF BALTIMORE COUNTY  
 Towson, Maryland

District 2nd

Posted for: PETITION FOR VARIANCE Date of Posting July 13, 1979

Petitioner: JOSEPH M. & PEGGY JORDAN

Location of property: NW/4 RIPLEE RD., 59.68' SW ALLMONT ROAD

Location of Signs: FRONT 3212 RIPLEE RD

Remarks: Thomas E. Bakard

Posted by Signature Date of return: July 20, 1979

1-Sign

**PETITION FOR VARIANCE**  
 2nd DISTRICT

ZONING: Petition for Variance for side yard setback  
 LOCATION: Northwest side of Ripple Road, 59.68' Southwest of Allmont Road  
 DATE & TIME: Thursday, August 2, 1979 at 10:00 A.M.  
 PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to permit a side yard setback of 1 foot in lieu of the required 5 feet for an open corner.

The Zoning Regulation to be exercised as follows:  
 Sections 180.2B (211.3 & 201.1) - side yard setback  
 All that parcel of land, a "Second District of Baltimore County", beginning at a point on the North West side of Ripple Rd. approx. 58.88' South West of Allmont Rd. and being known and designated as Lot 9, Block A, located in the "Second Addition to Ripplewood and a Resubdivision of Part of Section 1, R. 1, Towson", which Plat is recorded among the Land Records of Baltimore County in Plat Book R.R.G. 30-99. The location survey is also known as 3212 Ripple Rd., 2nd Dist. Baltimore Co., Md. The lot area of this survey is 7,188 sq. ft.

Being the property of Joseph M. & Peggy Jordan, as shown on plat plan filed with the Zoning Department.  
 Hearing Date: Thursday, August 2, 1979 at 10:00 A.M.  
 Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.  
 By Order of  
 WILLIAM E. HAMMOND,  
 Zoning Commissioner  
 of Baltimore County  
 July 12

**CERTIFICATE OF PUBLICATION**

TOWSON, MD., July 12, 1979

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on one time successive weeks before the 2nd day of August, 1979, the first publication appearing on the 12th day of July, 1979.

THE JEFFERSONIAN,  
L. Frank Struth  
 Manager.

Cost of Advertisement, \$ \_\_\_\_\_

**PETITION MAPPING PROGRESS SHEET**

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <u>SDS</u>					Revised Plans: Change in outline or description <u>Yes</u> <u>No</u>					
Previous case: _____					Map # _____					

BALTIMORE COUNTY, MARYLAND  
 OFFICE OF FINANCE - REVENUE DIVISION  
 MISCELLANEOUS CASH RECEIPT

No. 78601

DATE 2-27-79 ACCOUNT 11662

AMOUNT 25.00

RECEIVED FROM Joseph Jordan

FOR Advertising and Posting for Case #80-26-A

3212 RIPLEE RD  
21207  
25.00

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND  
 OFFICE OF FINANCE - REVENUE DIVISION  
 MISCELLANEOUS CASH RECEIPT

No. 83989

DATE August 2, 1979 ACCOUNT #01-662

AMOUNT \$15.60

RECEIVED FROM Peggy A. Jordan

FOR Advertising and Posting for Case #80-26-A

3212 RIPLEE RD  
21207  
45.60

VALIDATION OR SIGNATURE OF CASHIER